



Staff Report

HEARING DATE: November 28, 2012

TO: Planning Commission

FROM: Cassera Phipps, Assistant Planner

PROPOSAL: **Waterhouse Ridge Memory Care
CU2012-0009 / DR2012-0087 / LD2012-0009 / TP2012-0008**

LOCATION: Map 1N132BC, Tax Lots 200, 300 & 400

SUMMARY: The applicant, Waterhouse Ridge Assisted Living LLC, requests Conditional Use and Design Review Three approval to construct a single-story 68 bed residential care facility, at approximately 35,900 square feet, in the R2 zone. The proposal includes removal of 49 trees on site, which is subject to Tree Plan Two approval. The applicant also requests approval of a Replat to consolidate the three parcels that comprise the site.

APPLICANT: Waterhouse Ridge Memory Care, LLC
Attn: Zack Falk
1025 NW Couch St. #817
Portland, OR 97209

APPLICANT REPRESENTATIVE: Architect Patrick Bickler, LLC
Attn: Patrick Bickler
1313 Mill St. SE Suite 201
Salem, OR 97301

PROPERTY OWNERS: Stephanie and Michael Cluff St. Revocable Trust
Attn: Mike Cluff
6745 SW 90th Ave
Portland, OR 97223

Suzanne May
Attn: Reed Ricker
8513 NW Hazeltine St
Portland, OR 97229

RECOMMENDATIONS: **APPROVAL of CU2012-0009 / DR2012-0087 / LD2012-0009 / TP2012-0008 (Waterhouse Ridge Memory Care)** subject to conditions identified at the end of this report.

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	Final Written Decision Date	240-Day*
CU2012-0009	August 7, 2012	October 10, 2012	November 21, 2012	June 7, 2013
DR2012-0087	August 7, 2012	October 10, 2012	November 21, 2012	June 7, 2013
LD2012-0009	August 7, 2012	October 10, 2012	November 21, 2012	June 7, 2013
TP2012-0008	August 7, 2012	October 10, 2012	November 21, 2012	June 7, 2013

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	Residential Urban Medium Density R2	
Current Development	The site is currently developed with two detached single-family dwellings and one vacant parcel.	
Site Size & Location	The subject site is located on the west side of NW 158 th Avenue, south of Waterhouse Avenue and north of Greenbrier Parkway. The total site area is approximately 2.45 acres.	
NAC	Five Oaks/Triple Creek	
Comprehensive Plan	<p>Land Use: Neighborhood Residential – Medium Density</p> <p>Street Functional Classification Plan: NW 158th Avenue is classified as an Arterial. NW Waterhouse Avenue, west of NW 158th Avenue, is classified as a Neighborhood Street.</p> <p>Street Improvement Master Plan: The Transportation System Plan Street Improvement Master Plan does not identify improvements in the immediate vicinity of the subject site.</p> <p>Pedestrian & Bicycle Master Plan and Action Plans: The Pedestrian Action Plan identifies existing sidewalk facilities and bus stops along NW 158th Avenue. The Bicycle Action Plan identifies existing bicycle lanes along NW 158th Avenue.</p>	
Surrounding Uses	<p>Zoning:</p> <p><u>North:</u> R2 & R5</p> <p><u>South:</u> R2</p> <p><u>East:</u> Office Industrial (OI)</p> <p><u>West:</u> R5</p>	<p>Uses:</p> <p><u>North:</u> Single-family dwellings</p> <p><u>South:</u> Vacant, Multi-family</p> <p><u>East:</u> Office and retail</p> <p><u>West:</u> Single-family dwellings</p>

DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

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<u>Attachment B:</u> CU2012-0009 <i>New Conditional Use</i>	CU1-CU4
<u>Attachment C:</u> DR2012-0087 <i>Design Review Three</i>	DR1-DR13
<u>Attachment D:</u> LD2012-0009 <i>Replat</i>	LD1-LD3
<u>Attachment E:</u> TP2012-0008 <i>Tree Plan Two</i>	TP1-TP4
<u>Attachment F:</u> <i>Conditions of Approval</i>	COA1–COA8

Exhibits

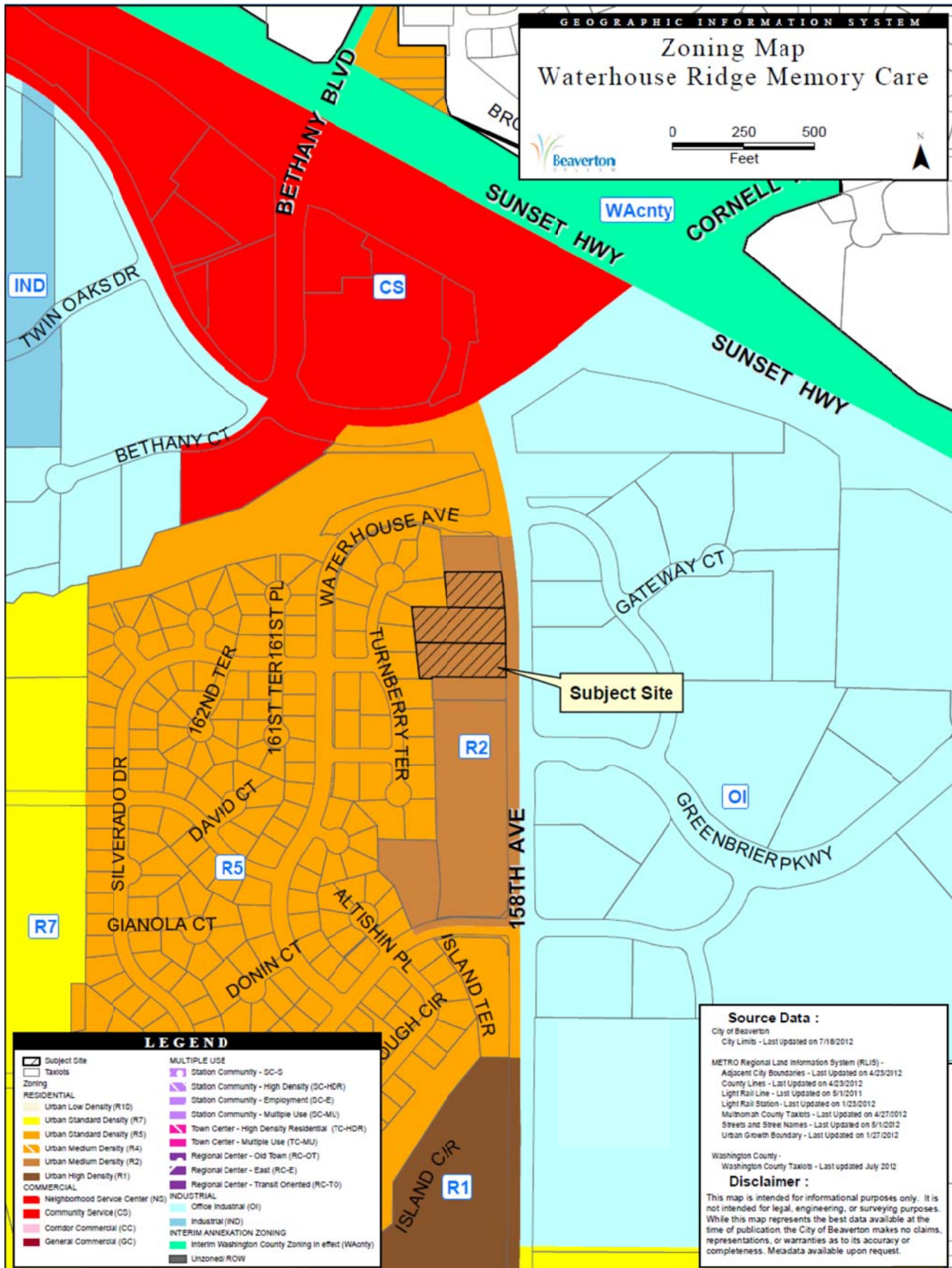
Exhibit 1. Materials submitted by Staff

- Exhibit 1.1 Vicinity Map (page SR-4 of this report)
- Exhibit 1.2 Aerial Map (page SR-5 of this report)
- Exhibit 1.3 Comments and Conditions from Washington County, dated October 24, 2012

Exhibit 2. Public Comment (No public comments received – to date of November 19, 2012)

Exhibit 3. Materials submitted by the Applicant

- Exhibit 3.1 Submittal Package including plans dated November, 2012





**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
Waterhouse Ridge Memory Care
CU2012-0009 / DR2012-0087 / LD2012-0009 / TP2012-0008**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:

- **All twelve (12) criteria are applicable to the submitted Conditional Use, Design Review and Replat applications as submitted.**
- **Facilities Review criteria do not apply to the Tree Plan Two application.**

A. All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

The City is the sanitary sewer and storm drainage service provider for the site. Water is provided by the Tualatin Valley Water District. The applicant has submitted a Sensitive Area Pre-Screening Site Assessment Letter from Clean Water Services (CWS) showing that no sensitive areas exist within 200 feet of the project site. Therefore, no Service Provider Letter is required.

The Committee finds the storm water design report and associated utility plans are adequate in addressing the site's on-site surface water management. In addition, the proposal includes necessary on-site and off-site connections and improvements to public water, public sanitary sewer and storm water drainage facilities.

The proposed site plan may necessitate certain modifications to allow for vehicular access to the manholes proposed at the northwest corner of the site. Public Works staff has indicated that the applicant may pay a fee-in-lieu rather than providing a fifteen foot wide vehicle connection from the parking lot to the manholes located in the northwest corner of the site. If the applicant opts to pay the fee-in-lieu, a five foot wide gravel pathway will be required. To ensure appropriate design and construction of the essential, facilities including but not limited to utility connections, access to manholes and structures, maintenance requirements, and associated construction and utility plans, the Committee recommends conditions of approval through both the Replat and Design Review applications.

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). Comments and conditions of approval have been received from TVF&R and are included herein.

Staff also cites the findings prepared in response to Criterion H hereto regarding fire prevention.

The site is located on the west side of NW 158th Avenue, south of Waterhouse Avenue and north of Greenbrier Parkway. NW 158th Avenue is classified as an Arterial in the Transportation Systems Plan (TSP) and is maintained by Washington County. The minimum access spacing standard for Arterial classed streets is 600 feet. The applicant has received Design Exception Request approval from the County to allow the proposed right-in/right-out access on NW 158th Avenue, which provides the only means for site access. The location of this access is less than 600 feet from the nearest access point on 158th Avenue.

The applicant's materials include a letter from a professional engineer, dated August 29 2012, that addresses Section 60.55 Traffic Impact Analysis. The letter certifies that the site will generate less than 200 trips per day therefore a Traffic Impact Analysis is not required. Furthermore, the site is found to have adequate transit facilities in the vicinity and no additional transit facilities are required. The adjacent right-of-way is under the jurisdiction of Washington County and required improvements determined by County staff are included at the end of this report.

The Committee finds that the development will provide required critical facilities, as conditioned. Therefore, the Committee finds the proposal meets the criterion for approval.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five years of occupancy.

Chapter 90 of the Development Code defines "essential facilities" to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant's plans and materials were forwarded to the City Police Department, City and County Transportation staff, and TVF&R. The Police Department will serve the site and were provided an opportunity to comment on the proposal. No comments or recommendations were provided to the Facilities Review Committee. The Beaverton School District did not receive this proposal as it does not involve residential housing units.

Tri-Met will serve the development site. The site is most directly served by bus line 67 on NW 158th Ave, with the nearest northbound and southbound stops located at the intersection of NW 158th Ave and Greenbrier Pkwy. Bicycle lanes are currently provided along both sides of NW 158th Ave. Public sidewalks provide connections to the site from NW 158th Ave. The existing five-foot curb tight sidewalks and frontage improvements along NW 158th Avenue do not meet the lane configuration indicated in the Washington County Transportation Plan. The applicant will be required to deposit a fee-in-lieu for future improvements and to provide a right-of-way dedication 49 feet from the centerline of NW 158th Ave. City and County Transportation staff has reviewed this proposal and determined that no traffic mitigation is necessary to address the proposed site changes. Street improvements required by the County are included as conditions of approval.

The Committee has reviewed the proposal and has found that the essential facilities and services to serve the site are adequate to accommodate the proposal as conditioned.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

C. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject proposal. ...

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the R2 zone as applicable to the aforementioned criterion. As demonstrated on the chart, the development proposal meets the site development standards. Staff will provide findings for the Conditional Use approval criteria within the Conditional Use section of the staff report.

FINDING: Therefore, the Committee finds that the proposal meets the criterion.

D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Regulations) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Regulations), are provided or can be provided in rough proportion to the identified impact(s) of the proposal.

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, in response to the above mentioned criteria. Staff will provide findings for the applicable Design Review Guidelines within the Design Review section of the staff report.

The proposal includes the minimum number of motor vehicle spaces required for Residential Care Facilities (1 space per 2 beds), and the minimum number of bicycle spaces required (1 short term space per 100 beds and 1 long-term space per 50 beds). A total of 34 vehicle parking spaces and 4 bicycle parking spaces are provided. Staff notes that the maximum number of vehicle spaces is also set at one space per two beds. At the time of the Facilities Review meeting, the bicycle parking spaces were shown on the south side of the building. In order to satisfy the locational requirements for short-term parking, the applicant has indicated that one bicycle rack, providing two spaces, will be moved within 50 feet of the primary north building entrance.

The site has one access point from NW 158th Avenue. The proposed drop-off/pick-up area will simultaneously be used as a passenger loading area and loading area for delivery vehicles (food, laundry, and other service vehicles associated with the use). The loading area meets the minimum dimensional requirements of a Type B loading berth (30Lx12Wx14H), and allows enough space for passenger vehicles to pass (approximately 12 feet) when vehicles are loading, unloading or leaving the site. To date, the Fire District has approved the loading area proposal in concepts. Specifics as to the location and design of the loading area are contingent upon Fire Department approval.

There are existing overhead power lines along the west side of NW 158th Avenue. New utility lines that connect to the proposed building will be placed underground. To meet the requirements of Section 60.65, staff recommends a standard condition of approval requiring that utility lines are placed underground.

Therefore, with the recommended conditions of approval, this proposal meets the approval criteria and is consistent with the requirements of Chapter 60.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.***

The proposal includes a number of features that will require continued maintenance, including paving and landscaping. The property owner will be responsible for maintaining the proposed facilities and associated improvements. According to the applicant, the owner will provide continued periodic maintenance and normal replacement of private common facilities. Staff concurs that the property can be maintained by the property owner in accordance with the requirements of the City of Beaverton.

FINDING: Therefore, the Committee finds that the proposal meets the criterion.

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

The applicant has provided a five-foot wide pedestrian walkway that connects the parking area to the north building entrance. The site has right-in / right-out vehicular access onto 158th Avenue, creating one-way traffic circulation through the parking lot. The drive aisle is 24 feet wide, which allows enough space for passenger vehicles to pass. The loading space is located under the porte cochere, which will be utilized for passenger loading as well as delivery vehicles. TVF&R has reviewed the proposed loading and parking areas and has provided conditions of approval contained herein.

In review of the plan, staff finds the proposal will have safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development in conformance with Development Code Sec 60.55.25.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.***

A new pedestrian connection will be provided from the site to the existing sidewalk on NW 158th Avenue. All existing driveways onto NW 158th Avenue will be closed in accordance with Washington County standards. The site will have one right-in / right-out vehicular access point on NW 158th Avenue. At the access point, the plans show a raised mountable curb (pork chop) designed to discourage left-in and left-out movement. Washington County has provided a condition of approval that requires the applicant to provide a "right turn only" sign at the exit to restrict access on NW 158th Avenue.

In review of the plan, staff finds the proposed development connects to the surrounding vehicular and pedestrian circulation systems in conformance with Development Code Sec 60.55.25.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

Preliminary comments and conditions of approval have been received from TVF&R and are included herein. Prior to final inspection, the applicant must demonstrate that the mountable pork chop will not slow response time or cause damage to fire apparatus. TVF&R anticipates several calls and may need to access the site by making a left turn from NW 158th Avenue.

The City of Beaverton's Building Division has provided conditions of approval in response to the proposed development plan. The proposal will need to show compliance to the City's Building Code Standards prior to issuance of site development and building permits, which includes compliance with TVF&R standards.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from hazardous conditions due to inadequate, substandard or ill-designed development.

By meeting the City of Beaverton's Engineering Design Manual design standards for street lights, the Committee finds that the street illumination system will provide adequate protection from crime and accident. Matters of on-site lighting will be discussed further within the Design Review staff report. In response to Criterion I, the applicant also states that security will be provided through 24 hour a day staffing of the facility.

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

According to the applicant, on site grading will not adversely impact adjacent properties or public utility systems. Provisions have been taken for stepping the grade and controlling storm water. The City Engineer has reviewed the proposed grading and Storm Report, and has identified recommended standard conditions of approval necessary to ensure the proposed site work will be in compliance with adopted Codes and standards and to ensure the proposal will not have an adverse impact to the surrounding properties, right-of-way, or public utilities.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals. The Committee finds that the general site layout can meet accessibility requirements. Accessibility is thoroughly evaluated through the site development and building permitting reviews. As a condition of approval, the site shall be in conformance with ADA requirements. This requirement is in conformance with Development Code Section 60.55.65.

FINDING: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

L. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

The applicant submitted the applications on August 7, 2012 and was deemed complete on October 10, 2012. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

FINDING: Therefore, the Committee finds the proposal meets the criterion for approval.

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
R2 Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.20 (R2)			
Use- Conditional	Residential Care Facility	68-bed memory care facility	Refer to CU Findings
Development Code Section 20.05.15			
Minimum Lot Area	2,000 sq. ft.	Consolidation of three parcels that comprise the site into one parcel, approximately 2.4 acres	Yes
Minimum Lot Dimensions Width Depth	14' none	Existing parcels meet minimum lot dimensions. The three parcels that comprise the site will be consolidated into one parcel	Yes
Minimum Yard Setbacks Front Side Rear	10' 10' (abuts lower density residential zone) 15'	18' 29' and 37' 28'	Yes
Maximum Building Height	40'	31'	Yes

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	New residential care facility, lighting, landscaping, parking, and other associated improvements will be addressed in the Design Review staff report findings.	Refer to DR findings
Development Code Section 60.15 – Land Division Standards			
Dedications	Dedications for right-of-way for public streets, sidewalks, pedestrian ways, bikeways, multi-use paths, parks, open space, and other public rights-of-way.	The applicant is required to dedicated right-of-way to provide 49 feet from the centerline of NW 158 th Ave.	Yes- with COA
Development Code Section 60.25 – Off Street Loading			
Loading Facilities	One Type B loading berth is required for the proposal.	One Type B loading berth is proposed under the porte cochere.	Yes - with COA
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking	<u>Residential Care Facilities</u> 0.5 spaces per bed 68 beds = Minimum 34 spaces	34 parking spaces	Yes
Required Bicycle Parking	Short term: 1 space Long term: 2 spaces	Short term: 2 spaces Long term: 2 spaces	Yes
Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes- with COA
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	A total of 49 Community Trees are proposed for removal. The applicant proposes to plant trees on site in accordance with the Design Review Guidelines	Yes – with COA
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	Yes- with COA

RECOMMENDATION

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority **APPROVE CU2012-0009 / DR2012-0087 / LD2012-0009 / TP2012-0008 (Waterhouse Ridge Memory Care)** and adopt the conditions of approval identified in Attachment F.

**CU2012-0009
ANALYSIS AND FINDINGS FOR
CONDITIONAL USE APPROVAL**

Section 40.15.15.3.C New Conditional Use Approval Criteria:

In order to approve a New Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Conditional Use application.*

The applicant proposes a new Residential Care Facility in the R2 zoning district, which requires Conditional Use approval. The site is currently developed with two detached single family dwellings and there is no prior Conditional Use approval already in effect.

Therefore, staff finds the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant paid the required fee associated with a New Conditional Use application.

Therefore, staff finds the proposal meets the criterion for approval.

3. *The proposal will comply with the applicable policies of the Comprehensive Plan.*

The applicant's response to Criterion No. 3 is provided on pages one and two of the Conditional Use narrative. Staff cites the following Comprehensive Plan policies and associated findings as applicable to this criterion:

Chapter 6 (Transportation Element)

6.2.3. Goal: A safe transportation system.

- g) Maintain access management standards for streets consistent with City, County, and State requirements to reduce conflicts among vehicles, trucks, rail, bicycles, and pedestrians. Preserve the functional integrity of the road system by limiting access per City standards.*

The applicant states that Policy 6.2.3.g is met by providing right-in/right-out access to NW 158th Avenue. The "pork chop" divider is intended to discourage left hand turns from the site. According to the applicant, these access management standards will reduce the potential for conflicts.

Staff concur that right-in/right-out access will reduce conflicts among vehicles and pedestrians. NW 158th Avenue is maintained by Washington County. Accordingly, the proposed access was reviewed by County staff. The comments and conditions of approval submitted by Washington County are included in Exhibit 1.3. The location of the proposed access received Design Exception approval from Washington County. The applicant will be required to demonstrate adequate intersection site distance and satisfy all conditions of approval from County transportation staff prior to final approval. Staff notes that NW 158th provides the only means of access and only one access point is proposed. Staff finds that the proposal limits access and is consistent with City and County requirements.

h) Ensure that adequate access for emergency services vehicles is provided throughout the City.

Actions:

- Work cooperatively with Tualatin Valley Fire and Rescue and other Washington County emergency service providers to designate and periodically update Primary and Secondary Emergency Response Routes. Continue to work with these agencies to establish acceptable traffic calming strategies for these routes.*
- Recognize the route designations and associated acceptable traffic calming strategies in the City's Traffic Calming Program.*

The applicant states that the proposal satisfies Policy 6.2.3.h by meeting or exceeding the minimum requirements of fire apparatus access width, turning radii and vertical clearance. In addition, the proposal includes no parking signs and red painted curbs. Tualatin Valley Fire and Rescue (TVF&R) has reviewed the plans and supports the proposal with conditions of approval contained herein. Staff concur that the applicant has provided adequate access for emergency services, namely TVF&R.

Chapter 8 (Environmental Quality and Safety Element)

8.4.1. Goal: Create and protect a healthy acoustical environment within the City.

a) Noise impacts shall be considered during development review processes.

Action 1: *Adopt and implement appropriate design standards for development permits for all commercial, industrial, high density, mixed use and transportation projects, and others as appropriate. Development applications should be required to demonstrate compliance with applicable noise level standards. Means of meeting the design standards might include, but are not limited to:*

- Use of year-round landscape elements that absorb parking lot and street noise.*
- Use of underground parking.*
- Use of extra-thick windows.*
- Facades constructed of materials that help to absorb sounds.*
- Pervious surface landscape and parking lot materials that absorb sounds.*
- Use of building materials that aid in the reduction of sound traveling through common floors and walls.*
- Dampers on heating and cooling equipment.*

Staff summarizes what the applicant has identified for noise attenuation in response to Policy 8.4.1.a as follows:

1. The landscape buffer along the northern, southern, and western property lines will provide noise attenuation.
2. Activities for elderly residents are primarily conducted indoors, unless under staff supervision within the secure courtyard spaces.
3. Though there are no set visiting hours, visitors are infrequent and usually arrive during non-peak traffic times.
4. A chauffeured van service is provided for resident vehicle trips since the residents do not drive.
5. Ground equipment is limited to an emergency generator which should run infrequently and is screened by vegetation.

Staff notes that there are existing residential dwellings in close proximity of the proposed development to the north, south, and west. The applicant provides a dense landscape buffer along the perimeter of the property in an effort to reduce potential noise impacts on surrounding residential uses. Staff finds that the landscape buffer will provide some noise attenuation, but is most effective in reducing the visual impacts of the development.

Outdoor activity is expected to be conducted within the two secure courtyard areas. Given the nature of the proposed use as a memory care facility, residents will be under staff supervision during outdoor activity. As such, noise generated from outdoor resident activities should be minimal.

As the applicant's site plan shows, all vehicles will access the site from 158th Avenue, which is classified as an Arterial Street, according to the City Function and Classification map, Figure 6.4 of the Comprehensive Plan. All deliveries will occur in the designated loading area under the porte cochere on the north side of the building. The applicant has stated that peak staffing during the daytime period will be 15 employees. Swing shift staffing will be approximately ten employees, while the night time staffing will be approximately five employees. The applicant also notes that visitors are infrequent for such facilities. Since the residents do not drive, a chauffeured van service is provided to transport residents. Given the anticipated number of visitors and employees, combined with the fact that residents do not drive, staff finds that the noise impacts from the parking area should be minimal to adjacent residential properties to the north and west. The proposed building will shield any noise associated with the parking area from the residential properties to the south.

Lastly, the applicant points to the location and limited operation of exterior ground equipment. The applicant states that the emergency generator on the south side of the building is surrounded by dense vegetation and will run infrequently. Staff concur that the potential noise impacts from equipment will be minimal given the location and limited operation of the emergency generator.

All said above, staff finds that noise impacts have been considered, consistent with direction described by Policy 8.4.1.a.

Therefore, staff finds that by meeting the conditions of approval, the criterion is met.

4. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.*

In response to Criterion No. 4, the applicant states that the existing grades will be retained around the perimeter of the site in order to reduce impacts to abutting residential properties. The existing brick wall along the western property line will remain intact, while the existing trees are proposed for removal.

The subject site is lower than NW 158th Avenue and slopes down gradually to the north and west. The site is approximately 2.45 acres in size and is currently developed with two detached residential dwellings. The applicant proposes to demolish the existing structures and to construct a new 35,900 square foot residential care facility, with associated on-site circulation, parking and landscape changes. The proposed physical site improvements require approval of Design Review Three and Tree Plan Two applications, which are being processed concurrently with the subject Conditional Use application.

Staff concludes that Conditional Use approval for a residential care facility use does not impact the site, or the way the site was designed, based upon the site's size, dimensions, configuration or topography. Required grading, parking, landscaping and other improvements associated with the new residential care facility can be provided on the subject site. Therefore, the natural and man-made features on the site are adequate to accommodate the proposal.

Therefore, staff finds the proposal meets the criterion for approval.

5. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.*

In response to Criterion No. 5, the applicant states that proposed location of the building provides a transition between NW 158th Avenue and existing residences to the west, which could lessen the impacts of street noise. In addition, the applicant states that the proposed building is only single-story and meets the maximum height and setback requirements of the R2 zone.

Staff notes that the existing grade slopes downward to the north and west. The proposed finished grade will be higher than the existing grade and residents of abutting properties will likely notice this change. However, the proposed landscape buffer to the north, south and west will lessen the impacts on surrounding uses. The applicant has provided a variety of trees and shrubs along the perimeter of the site. The landscape buffer varies in width from approximately ten to twenty feet. In addition, the applicant proposed to retain the existing masonry wall along the western property line. Staff finds that the proposal can be made reasonably compatible through the provision of a dense vegetated buffer as proposed.

As discussed under Criterion No. 3, staff finds that noise impacts are expected to be minimal given the limited number of vehicle trips, dense vegetated buffering, and limited outdoor activity by residents.

Staff concur that the proposed Residential Care Facility can be reasonably compatible with existing and approved development in the surrounding area and will have minimal impact on livability.

Therefore, staff finds the proposal meets the criterion for approval.

6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant has submitted all documents related to this request for Conditional Use approval. Design Review Three, Replat, and Tree Plan Two applications are being processed concurrently with the subject request for Conditional Use. The Conditional Use application is dependent upon approval of the Design Review Three and Tree Plan Two applications. Staff recommends a condition of approval which states that approval of the Conditional Use application is subject to upon approval of the Design Review Three and Tree Plan Two applications.

Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.

Recommendation

Based on the facts and findings presented, staff recommends APPROVAL of **CU2012-0009 (Waterhouse Ridge Memory Care)** subject to the conditions of approval identified in Attachment F.

**DR2012-0087
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW THREE APPROVAL**

Planning Commission Standards for Approval:

Section 40.20.15.3.C of the Development Code provides standards to govern the decisions of the Commission as they evaluate and render decisions on Design Review Applications. The Commission will determine whether the application as presented, meets the Design Review Three approval criteria. The Commission may choose to adopt, not adopt or modify the Committee's findings. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 3 Design Review.

Section 40.20.15.3.C Approval Criteria: In order to approve a Design Review Three application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a Design Review Three application.

The applicant proposes to construct a new, 35,900 square foot, Residential Care Facility and associated parking and site improvements. Therefore, the applicant meets threshold 2 for Design Review Three.

- 2. New construction of more than 30,000 gross square feet of non-residential floor area where the development abuts or is located within any Residential zoning district.*

Therefore, staff finds that the criterion is met.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

The applicant paid the required fees for a Design Review Three application.

Therefore, staff finds that the criterion is met.

3. For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

Staff cites the Design Guidelines Analysis at the end of this Design Review section, which evaluates the project as it relates the applicable Design Review Guidelines found in Section 60.05 of the Development Code. Staff reviews each Guideline with respect to the applicability of the Guideline to the project, the applicant's response and illustrative representation of the proposal. Staff provides an evaluation of the proposal in relation to the Guideline and a statement as to whether the Guideline is met.

Therefore, staff finds that the criterion is met.

4. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance of specific

Design Guidelines if any of the following conditions exist:

- a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or***
- b. The location of existing structural improvements prevent the full implementation of the applicable guideline; or***
- c. The location of the existing structure to be modified is more than 300 feet from a public street.***

The project proposal is a new Residential Care Facility. Therefore, this criterion which pertains to additions or modification of existing development does not apply.

Therefore, staff finds the criterion is not applicable.

- 5. For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in this Code or greater, can be realistically achieved at ultimate build out of the DRBCP.***

The proposed development does not involve phasing or a Design Review Build Out Concept Plan (DRBCP) and therefore, this criterion does not apply.

Therefore, staff finds the criterion is not applicable.

- 6. For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s). [ORD 4531; March 2010]***

The project proposal meets application Thresholds #2 and, accordingly, is not subject to Design Standards.

Therefore, staff finds the criterion is not applicable.

- 7. For proposals meeting Design Review Three application Threshold numbers 7 or 8, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is applying to instead meet the applicable Design Guideline(s).***

The project proposal meets application Thresholds #2 and, accordingly, is not subject to Design Standards.

Therefore, staff finds the criterion is not applicable.

- 8. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted all documents related to this request for Design Review Three approval. Conditional Use, Replat and Tree Plan applications are being processed concurrently with the subject

request for Design Review Three. The Design Review Three application is dependent upon approval of the Conditional Use and Tree Plan applications. Staff recommends a condition of approval which states that approval of the Design Review Three application is subject to upon approval of the Conditional Use and Tree Plan Two applications.

Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.

DESIGN REVIEW GUIDELINES ANALYSIS

In the following analysis, staff have only identified the Design Guidelines which are relevant to the subject development proposal. Non-relevant Guidelines have been omitted. As previously stated, the project proposal is not subject to Design Standards. Only Guidelines (where applicable) are relevant in this case as the subject building (by size) is ineligible for consideration under Design Review 2. While Design Standards do not apply to this project, showing compliance with them may be used to provide evidence of meeting the Design Guideline subject to review.

60.05.35 Building Design and Orientation Guidelines.

Unless otherwise noted, all guidelines apply in all zoning districts.

1. Building Elevation Design Through Articulation and Variety

- A. *Residential buildings should be of limited length in order to avoid undifferentiated building elevations, reduce the mass of individual buildings, and create a scale of development that is pedestrian friendly and allow circulation between buildings by pedestrians. (Standard 60.05.15.1.A)*

That applicant states that by complying with the equivalent design standard, the application meets the guideline. Each building wing is approximately 105 feet long and 77 feet wide. The corresponding design standard limits the length of residential buildings to 200 feet. Staff concur with the applicant that the building is of limited length, creating a pedestrian friendly development.

Therefore, staff finds the Guideline is met.

- B. *Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided. (Standard 60.05.15.1.A and B)*

The applicant states that use of offsetting walls, windows, bays, pergolas, and covered porches lend a pedestrian scale to the development. According to the applicant, the guideline is satisfied by meeting the corresponding design standard that requires at least 30% of each elevation visible from the right-of-way be architecturally treated. In addition, the applicant states that the guideline is satisfied through variation in building height, roof style, massing and material changes. Staff concur that the proposed development promotes a comfortable pedestrian scale and orientation.

Therefore, staff finds the Guideline is met.

- C. *To balance horizontal features on longer building elevations, vertical building elements, such as building entries, should be emphasized. (Standard 60.05.15.1.B)*

The applicant states that building entries and other vertical building elements are emphasized by raised roofs and exterior columns. Staff concur that vertical elements are adequately emphasized through use of columns, varying roof heights, window placement, and finish changes.

Therefore, staff finds the Guideline is met.

- D. *Buildings should promote and enhance a comfortable pedestrian scale and orientation. This guideline does not apply to buildings in industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution*

activities. (Standard 60.05.15.1.B)

The applicant states that use of offsetting walls, windows, bays, pergolas, and covered porches lend a pedestrian scale to the development. According to the applicant, the guideline is satisfied by meeting the corresponding design standard that requires at least 30% of each elevation visible from the right-of-way be architecturally treated. In addition, the applicant states that the guideline is satisfied through variation in building height, roof style, massing and material changes. Staff concur that the proposed development promotes a comfortable pedestrian scale and orientation.

Therefore, staff finds the Guideline is met.

- E. Building elevations visible from and within 200 feet of an adjacent street or major parking area should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street, common green, shared court, or major parking area should be avoided.* (Standards 60.05.15.1.B, C, and D)

The applicant states that building elevations have been articulated with windows, bays, off-setting walls and pergolas. Maximum spacing between architectural features is less than 40 feet throughout the building design. In addition, transitions between exterior finishes are provided to create visual interest for pedestrians. Staff concur with the applicant that the building does not provide undifferentiated blank walls facing streets or major parking areas.

Therefore, staff finds the Guideline is met.

2. Roof Forms as Unifying Elements

- A. Roof forms should be distinctive and include variety and detail when viewed from the street. Sloped roofs should have a significant pitch and building focal points should be highlighted.* (Standards 60.05.15.2.A and B)

The applicant states that all sloped roofs have a minimum 4:12 pitch, which meets the corresponding design standard. In addition, the applicant utilizes a variety of roof styles that are visible from the street. Staff concur that the proposed roof forms are differentiated, have a significant pitch, and highlight building focal points including the main entry.

Therefore, staff finds the Guideline is met.

3. Primary building entrances

- A. Excluding manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, the design of buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, awnings, and canopies to protect pedestrians from the rain and sun.* (Standard 60.05.15.3.A)

The applicant states that all building entrances are covered to provide weather protection. The front and rear porches are approximately 50 feet wide and in excess of 10 feet deep. The primary building entrance to the north includes a porte cochere and covered walkway. Staff have reviewed the primary building entrance design and concur with the applicant that the porte cochere will protect pedestrians from both the rain and sun.

Therefore, staff finds the Guideline is met.

- B. *Special attention should be given to designing a primary building entrance that is both attractive and functional. Primary entrances should incorporate changes in mass, surface, or finish to emphasize the entrance. (Standard 60.05.15.3.B)*

The applicant states that the proposed building entrance is emphasized by the porte cochere, which is supported by stone finish columns. The north side of the porte cochere includes a pitched roof pergola. Staff concur with the applicant that the primary building entrance is attractive and emphasized.

Therefore, staff finds the Guideline is met.

4. Exterior Building Materials

- A. *Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. (Standard 60.05.15.4.A)*

The applicant states that all elevations are architecturally treated with varying exterior finishes including lap siding, wall shingles, braces, frieze boards, and horizontal trim strips between material transitions. Additionally, exterior fenestration combines craftsman style windows throughout the majority of exterior walls and storefront framed glazing at the main entry, resident porches and rooftop cupolas. Staff concur that the building materials are durable and the applicant provides an adequate number and variety of windows along the each building elevation. Storefront windows at the primary entrance allow views into the lobby.

Therefore, staff finds the Guideline is met.

- B. *Excluding development in Industrial zones, where masonry is used for exterior finish, decorative patterns (other than running bond pattern) should be considered, especially at entrances, building corners and at the pedestrian level. These decorative patterns may include multi-colored masonry units, such as brick, tile, stone, or cast stone, in a layered or geometric pattern, or multi-colored ceramic tile bands used in conjunction with materials such as concrete. (Standards 60.05.15.4.B and C)*

The applicant states that the proposal includes decorative scoring, color changes, and texture changes. The proposal includes stacked ledge stone (stone veneer) on concrete pedestals and exterior columns along the primary building entry.

Therefore, staff finds the Guideline is met.

5. **Screening of Equipment.** *All roof, surface, and wall-mounted mechanical, electrical, communications, and service equipment should be screened from view from adjacent public streets by the use of parapets, walls, fences, enclosures, dense evergreen foliage, or by other suitable means. (Standards 60.05.15.5.A through C)*

The applicant states that the rooftop equipment is located within two mechanical wells that are fully screened from public view by parapet walls. The tallest unit measures at approximately 5'3" and is

screened by a 6'6" parapet wall. Additionally, the applicant states that all wall-mounted equipment is painted to match the building and is screened by vegetation. Staff concurs that equipment is adequately screened from public view by use of parapets and landscaping.

Therefore, staff finds the Guideline is met.

60.05.40. Circulation and Parking Design Guidelines.

Unless otherwise noted, all guidelines apply in all zoning districts.

2. Loading area, solid waste facilities, and similar improvements.

- A. *On-site service, storage and similar activities should be designed and located so that these facilities are screened from an abutting public street. (Standard 60.05.20.2)*

The proposal includes a trash enclosure at the northern end of the parking area. The enclosure has a stone veneer exterior finish and metal panel access gates. The enclosure provides adequate screening from public view of the trash and recycling containers.

Therefore, staff finds the Guideline is met.

- B. *Except in Industrial districts, loading areas should be designed and located so that these facilities are screened from an abutting public street, or are shown to be compatible with local business operations. (Standard 60.05.20.2)*

The required off-street loading space is located under the porte cochere and is intended to be used for passenger loading/unloading as well as delivery and service vehicles. The loading area will be partially visible from the abutting street, NW 158th Avenue. However, the loading area is compatible with business operations given the residential use of the development.

Therefore, staff finds the Guideline is met.

3. Pedestrian circulation.

- A. *Pedestrian connections should be made between on-site buildings, parking areas, and open spaces. (Standard 60.05.20.3.A)*

The proposal includes connections between the building and on-site parking areas with pedestrian walkways through the parking lot. Building wings can be accessed from exterior walkways or through the courtyards.

Therefore, staff finds the Guideline is met.

- B. *Pedestrian connections should connect on-site facilities to abutting pedestrian facilities and streets unless separated by barriers such as natural features, topographical conditions, or structures. (Standard 60.05.20.3.A)*

The applicant states that a pedestrian connection links on-site facilities to the abutting street and transit stop. The proposal includes one connection from the public sidewalk to the main entry, located south of the vehicular access point. According to the applicant, topographical conditions restrict additional pedestrian connections from the street to the building. Staff concur that the proposed pedestrian

connections provides the most direct link to the primary building entrance and topographical conditions limit additional connections from NW 158th Avenue.

Therefore, staff finds the Guideline is met.

- C. *Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations. (Standard 60.05.20.3.B)*

The applicant states that a pedestrian connection links the primary building entrance to the abutting street to the east. Staff concur that the pedestrian connection from NW 158th Avenue provides a direct route to the primary building entrance.

Therefore, staff finds the Guideline is met.

- D. *Pedestrian connections to streets through parking areas should be evenly spaced and separated from vehicles (Standard 60.05.20.3.C through E)*

The applicant states that the parking area sidewalks have curbs to separate pedestrians from vehicles, except where the pathway crosses the drive aisle. Pedestrian connections that cross the parking area are evenly spaced, with one connection at either end of the parking area island.

Therefore, staff finds the Guideline is met.

- E. *Excluding manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in industrial districts, pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standard 60.05.20.3.A through H)*

The applicant states that a pedestrian connection is provided from NW 158th Avenue near the transit stop. The pedestrian connection provides a direct path to the primary entrance on the north side of the building. Staff concur that the pedestrian connection from NW 158th Avenue is provided at a location with the likely highest level of pedestrian activity due to its proximity to the bus stop.

Therefore, staff finds the Guideline is met.

- F. *Pedestrian connections should be designed for safe pedestrian movement and constructed of hard durable surfaces. (Standards 60.05.20.3.F through G)*

The applicant states that pedestrian connections have been designed for safe pedestrian movement by limiting crossings of drive aisles. The parking area pedestrian connections are constructed of concrete and will be differentiated from the adjacent asphalt surfaces. Staff concur with the applicant that pedestrian connections provide safe movement and will be constructed of hard durable surfaces that provide visual differentiation.

Therefore, staff finds the Guideline is met.

- 4. *Street frontages and parking areas. Landscape or other screening should be provided when surface parking areas are located along public streets. (Standard 60.05.20.4)***

The applicant states that street frontage and parking areas have landscape beds equal or greater than six feet. Parking area landscaping includes trees with a minimum caliper of 2½ inches. Additionally, parking area landscaping includes plants that will provide a 30" high screen and fifty percent capacity within two years. Staff concur that adequate landscaping is provided along the perimeter of the parking area.

Therefore, staff finds the Guideline is met.

- 5. *Parking area landscaping.*** *Landscape islands and a tree canopy should be provided to minimize the visual impact of large parking areas. (Standards 60.05.20.5.A through D)*

The applicant states that planter islands have been evenly distributed throughout the parking area. Landscape planter islands are a minimum of six feet wide and include trees identified on the City's approved street tree list. Staff concur that tree canopy is provided and landscaping is distributed to minimize visual impacts of the parking area.

Therefore, staff finds the Guideline is met.

60.05.45. *Landscape, Open Space and Natural Areas Design Guidelines.*

Unless otherwise noted, all guidelines apply in all zoning districts.

- 3. *Minimum landscaping for conditional uses in Residential districts and for developments in Multiple Use, Commercial, and Industrial Districts.***

- A. *Landscaping should soften the edges of buildings and parking areas, add aesthetic interest and generally increase the attractiveness of a development and its surroundings. (Standard 60.05.25.3.A, B, and D)*

The applicant states that by landscaping more than 15% of the gross site area, the proposal satisfies the design guideline. The proposed landscape plan identifies a variety of trees, shrubs, and groundcover along each building elevation, softening building edges. Landscaping is also provided in courtyard areas and within the parking lot. Staff concurs that the proposal exceeds minimum landscaping design standards and as such increases the interest and attractiveness of the development.

Therefore, staff finds the Guideline is met.

- B. *Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete. (Standard 60.05.25.3.C)*

The applicant states that the courtyard and northern veranda are surfaced with a decorative concrete finish. The primary entrance and courtyards walkways contain other design elements such as landscaping, water features, pergolas, and seating. Staff concur that the common areas are designed for pedestrian traffic.

Therefore, staff finds the Guideline is met.

- C. *Use of native vegetation should be emphasized for compatibility with local and regional climatic*

conditions. (Standard 60.05.25.3.A and B)

The applicant states that native vegetation is utilized in the landscaping design where suitable.

Therefore, staff finds the Guideline is met.

- D. *Existing mature trees and vegetation should be retained and incorporated, when possible, into the site design of a development. (Standard 60.05.25.3.A and B)*

The applicant states that the site's topography does not allow for retention of any of the existing mature trees. Staff concur that the topography and site layout do not allow for retention of existing Community Trees located on site.

Therefore, staff finds the Guideline is met.

- E. *A diversity of tree and shrub species should be provided in required landscaped areas. (Standard 60.05.25.3)*

The applicant states that the landscaping plan demonstrates a diversity of tree and shrub species.

Therefore, staff finds the Guideline is met.

6. **Retaining Walls.** *Retaining walls over six (6) feet in height or greater than fifty (50) feet in length should be architecturally treated, incorporated into the overall landscape plan, or screened by landscape material. (Standard 60.05.25.5)*

The applicant proposes several retaining walls that exceed 50 lineal feet. Landscaping is provided on the north and west retaining walls to provide screening. The south and east retaining walls are visible and will be architecturally treated with an 8" vertical alternating flush form board and recessed form board. Staff concurs that the retaining walls are either architecturally treated or screened by landscaping.

Therefore, staff finds the Guideline is met.

7. Fences and Walls

- A. *Fences and walls should be constructed of attractive, durable materials. (Standard 60.05.25.6)*

The applicant proposes to retain the existing 4½ foot masonry wall on the western property line. New vinyl coated chain link fences are proposed on top of retaining walls where the grade change exceeds 30 inches. In addition, the applicant proposes 6 foot high solid vinyl fences within the secure courtyards. Staff concur that the proposed fences are constructed of attractive and durable materials.

Therefore, staff finds the Guideline is met.

- B. *Fences and walls constructed in front yards adjacent to public streets should provide the opportunity to view into the setback from the street unless high traffic volumes or other conflicts warrant greater security and protection. (Standard 60.05.25.6)*

The applicant states that the eastern courtyard fence facing NW 158th Avenue is beyond the required ten foot setback. Although the fence is beyond the setback, the grade difference allows views into the courtyard from the street. Staff notes that the retaining wall and chain link safety fence along NW 158th Avenue are located within the setback. However, staff finds that the fence is necessary in this location due to existing grade differentials between the sidewalk and the subject site. Staff concur with the applicant that the topography will provide an opportunity to view into the setback from the street.

Therefore, staff finds the Guideline is met.

- 8. *Changes to existing on-site surface contours at residential property lines.*** *The perimeters of properties should be graded in a manner to avoid conflicts with abutting residential properties such as drainage impacts, damage to tree root zones, and blocking sunlight. (Standard 60.05.25.10)*

The applicant states that care has been taken to minimize grading impacts along the adjacent residentially zoned properties. The existing grade is maintained around the perimeter of the site and proposed retaining walls are at least ten feet from the western and northern property lines. The existing masonry wall along the western property line will be retained. According to the applicant, slope differentials ten feet from the property line do not exceed six vertical feet from the existing slope of the abutting property line.

Therefore, staff finds the Guideline is met.

- 9. *Integrate water quality, quantity, or both facilities.*** *Above-ground stormwater detention and treatment facilities should be integrated into the design of a development site and, if visible from a public street, should appear as a component of the landscape design. (Standard 60.05.25.11)*

The applicant does not propose non-vaulted surface stormwater detention or treatments facilities visible from NW 158th Avenue. Flow-thru stormwater planters are provided in the parking area island and on the northwest corner of the building, and have been incorporated into the landscape design.

Therefore, staff finds the Guideline is met.

- 10. *Natural areas.*** *Natural features that are indigenous to a development site, such as streams, wetlands, and mature trees should be preserved, enhanced and integrated when reasonably possible into the development plan. (Standard 60.05.25.12)*

The applicant states that there are no natural features such as streams or wetlands that are indigenous to the site. However, a Tree Plan Two application is being reviewed concurrently with the request for Design Review Three approval in order to remove the existing Community Trees located on site. According to the applicant, the trees cannot be retained due limitations cause by topography, storm drainage inverts, location of vehicular access, and setback requirements. The applicant proposes to mitigate the loss of trees with a variety of evergreen, deciduous, native, and ornamental trees as demonstrated on the landscape plan.

Therefore, staff finds the Guideline is met.

11. *Landscape buffering and screening*

- A.** *A landscape buffer should provide landscape screening, and horizontal separation between*

different zoning districts and between non-residential land uses and residential land uses. The buffer should not be applicable along property lines where existing natural features such as floodplains, wetlands, riparian zones, and identified significant groves already provide a high degree of visual screening. (Standard 60.05.25.13)

The applicant states that a variety of landscape materials have been combined to create a dense landscape buffer planted continuously along the adjoining residentially zoned properties. Staff concur that a landscape buffer has been provided on the north, west, and south property lines in order to provide separation from existing residential land uses.

Therefore, staff finds the Guideline is met.

- B. *When potential impacts of a Conditional Use are determined, or when potential conflicts of use exist between adjacent zoning districts, such as industrial uses abutting residential uses, landscape screening should be dense, and the buffer width maximized. When potential conflicts of uses are not as great, such as a commercial use abutting an industrial use, less dense landscape screening and narrower buffer width is appropriate. (Standard 60.05.25.13)*

The applicant states that the proposal meets B3-high level buffering requirements along the north, west and south property lines. The B3 buffer provides dense landscape screening from abutting residential properties. Staff concur that the applicant has provided dense landscape screening where the property abuts residential uses in order to minimize impacts of the proposed Residential Care Facility.

Therefore, staff finds the Guideline is met.

- C. *Landscape buffering should consist of a variety of trees, shrubs, and ground covers designed to screen potential conflict areas and complement the overall visual character of the development and adjacent neighborhood. (Standard 60.05.25.13)*

The applicant states that a variety of ground cover, shrubs, coniferous and deciduous trees have been combined to create a dense landscape buffer. Staff notes that landscape buffering was a concern at the neighborhood review meeting. In response, the applicant implemented B3 landscape buffer standard. Staff finds that the applicant has provided landscape screening that is dense and complements the adjacent neighborhood.

Therefore, staff finds the Guideline is met.

- D. *When changes to buffer widths and buffer standards are proposed, the applicant should describe the physical site constraints or unique building or site characteristics that merit width reduction. (Standard 60.05.25.13.E)*

The applicant states that the existing topography caused reductions in buffer width at several points where the site abuts residential uses. Landscape materials are integrated with site retaining walls and fences, which are necessary due to the slope of the site. Staff notes that the buffer width ranges from approximately ten to twenty feet in width along the north, west, and south property lines. Dense landscaping is planted along each property line and a second row of trees is provided in areas where the site can accommodate additional plantings. Staff concur that there are physical site constraints, namely the site topography, that merit reduction of landscape buffer width.

Therefore, staff finds the Guideline is met.

60.05.50. Lighting Design Guidelines.

Unless otherwise noted, all guidelines apply in all zoning districts. (Standard 60.05.30.1 and 2)

1. *Lighting should be utilized to maximize safety within a development through strategic placement of pole-mounted, non-pole mounted and bollard luminaries.*

The applicant states that pole-mounted and bollard luminaires will provide safe and functional lighting for parking areas and pedestrian circulation areas. The parking lot illumination, as shown on the lighting plan provided does appear to meet the Guideline.

Therefore, staff finds the Guideline is met.

2. *Pedestrian scale lighting should be an integral part of the design concept except for industrial projects. Poles and fixtures for pole-mounted lighting should be of a consistent type throughout the project. The design of wall-mounted lighting should be appropriate to the architectural design features of the building.*

The applicant states that the parking lot lighting adequately illuminates the parking lot for pedestrians. Recessed lighting is provided under the covered walkway and bollards are provided along pathways for pedestrian scale illumination. Staff concur that the lighting plan appears to meet the Guideline.

Therefore, staff finds the Guideline is met.

3. *Lighting should minimize direct and indirect glare impacts to abutting and adjacent properties and streets by incorporating lens-shields, shades or other measures to screen the view of light sources from residences and streets.*

The applicant states that direct and indirect glare is minimized based on the fixture type chosen. Staff concur that the lighting fixtures are either recessed or shielded to reduce glare and impacts on abutting properties.

Therefore, staff finds the Guideline is met.

4. *On-site lighting should comply with the City's Technical Lighting Standards.*

The applicant states that the lighting meets the City's Technical Lighting Standards. The photometric study included in the applicant's materials show that the proposal does not exceed 0.5 foot-candles at any property line. Maximum height requirements for luminaires are met.

Therefore, staff finds the Guideline is met.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **DR2012-0087 (Waterhouse Ridge Memory Care)** subject to the applicable conditions identified in Attachment F.

**LD2012-0009
ANALYSIS AND FINDINGS FOR
LAND DIVISION APPROVAL**

Section 40.45.15.2.C Approval Criteria:

In order to approve a Replat application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The application satisfies the threshold requirements for a Replat application.*

Section 40.45.15.5.A. *Threshold: An application for Replat shall be required when any of the following thresholds apply:*

1. *The reconfiguration of lots, parcels, or tracts within an existing plat that increases or decreases the number of lots, parcels, or tracts in the plat; includes the consolidation of lots within a previously recorded plat.*

The applicant proposes the consolidation of three parcels to create one parcel in a residential zone.

Therefore, staff finds the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The City of Beaverton received the appropriate fee for a Replat application.

Therefore, staff finds the proposal meets the criterion for approval.

3. *The proposed Replat does not conflict with any existing City approval, except the City may modify prior approvals through the Replat process to comply with current Code standards and requirements.*

The subject site is currently developed with two detached single family dwellings. There are no prior City approvals related to the subject site.

Therefore, staff finds the proposal meets the criterion for approval.

4. *Oversized lots or parcels ("oversized lots") resulting from a Replat shall have a size and shape that facilitates the future potential partitioning and subdividing of such oversized lots in accordance with the requirements of this Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots and future potential development on oversized lots.*

The R2 zone does not have maximum lot standards. The proposed parcel is more than twice the minimum land area requirement of the R2. However, the proposed use as a Residential Care Facility, rather than single family development, requires an oversized parcel in order to accommodate the proposed development.

Therefore, staff finds the proposal meets the criterion for approval.

5. Applications that apply the lot averaging standards of Section 20.05.50.1.B shall demonstrate that the resulting land division facilitates the following:

- a. Preserves a designated Historic Resource or Significant Natural Resource Area (Tree, Grove, Riparian Area, Wetland or similar source); or,**
- b. Complies with the minimum density requirements of this code, provides appropriate lot size transitions adjacent to differently zoned properties, minimizes grading impacts on adjacent properties, and where a street is proposed, provides a standard street cross section with sidewalks.**

The proposal does not apply the lot averaging standards of Section 20.05.50.1.B.

Therefore, staff finds the criterion is not applicable.

6. Applications that apply the lot averaging standards of Section 20.05.50.1.B shall not require further Adjustment or Variance for the Land Division.

The proposal does not apply the lot averaging standards of Section 20.05.50.1.B.

Therefore, staff finds the criterion is not applicable.

7. If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.

This proposal does not request phasing.

Therefore, staff finds the criterion is not applicable.

8. The proposal will not eliminate pedestrian or vehicle access to the affected properties.

The proposed Replat will not eliminate pedestrian or vehicle access to the site. The development project will provide vehicular and pedestrian connections to the site.

Therefore, staff finds the proposal meets the criterion for approval.

9. The proposal does not create a parcel or lot which will have more than one (1) zoning designation.

The subject lots are all zoned R2 and will retain this zoning upon consolidation. No lots will have more than one zoning designation.

Therefore, staff finds the proposal meets the criterion for approval.

10. Applications and documents related to the request requiring further City approval shall be submitted to the City in proper sequence.

The applicant has submitted all documents related to this request for Replat approval. Minor Adjustment, Design Review Three, and Conditional Use applications are being processed concurrently with the subject request for Replat. The Replat application is not dependent upon approval of the other land use applications being processed concurrently.

Therefore, staff finds the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2012-0009 (Waterhouse Ridge Memory Care)** subject to the applicable conditions identified in Attachment F.

**TP2012-0008
ANALYSIS AND FINDINGS FOR
TREE PLAN TWO APPROVAL**

Section 40.90.15.2.C Approval Criteria

In order to approve a Tree Plan Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Tree Plan Two application.*

- 1. *Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within a one (1) calendar year period, except as allowed in Section 40.90.10.1.***

The proposal satisfies the requirements under Threshold #1, as the submitted information demonstrates that the proposed development will require the removal of more than 10% of the Community Trees on site.

Therefore, staff finds that the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant has paid the required application fee for a Tree Plan Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. *If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.*

The applicant does not propose the removal of any tree in order to observe ANSI or ISA standards. However, the applicant's arborist states that they will adhere to good forestry practices and will uphold safe work practices during removal.

Therefore, staff finds that the criterion for approval does not apply.

4. *If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.*

The trees are proposed for removal in order to accommodate the proposed development as a residential care facility. The applicant states that tree removal is required due to the existing topography of the site and the physical needs of residents. Staff finds that no reasonable alternative exists which would better preserve the existing trees.

Therefore, staff finds that the proposal meets the criterion for approval.

5. *If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent*

sites.

Property damage or other nuisances are not the reason the trees are proposed for removal. Trees are being removed to facilitate the development of a Residential Care Facility.

Therefore, staff finds that the criterion for approval does not apply.

- 6. *If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.***

The applicant states that the removal of two Maple, two Fir, and two Pine trees is required adjacent to NW 158th Avenue for public improvements required by Washington County. Accordingly, there is no reasonable alternative exists that would enable the applicant to accomplish the public improvement without significantly increasing the cost. Staff concur that tree removal is necessary to accomplish the public purpose.

Therefore, staff finds that the proposal meets the criterion for approval.

- 7. *If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees to eliminate conflicts with structures or vehicles.***

The health of the trees is not the principle reason for their removal. However, the existing trees on site would conflict with the proposed structure and vehicular ingress/egress.

Therefore, staff finds that the proposal meets the criterion for approval.

- 8. *If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination***

The project area is not located within a SNRA of Significant Grove.

Therefore, staff finds that the criterion for approval does not apply.

- 9. *If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.***

The project area is not located within a SNRA of Significant Grove.

Therefore, staff finds that the criterion for approval does not apply.

- 10. *The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.***

Staff cites the Code Conformance Analysis chart at the end of the Tree Plan Staff Report, which evaluates the project as it relates to applicable code requirements of Sections 60.60 through 60.67, as applicable to the aforementioned criterion. As demonstrated on the chart, the proposal complies with all applicable provisions of Chapter 60.60 and 60.67.

Therefore, staff finds that the proposal meets the criterion for approval.

11. *Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.*

Proposed grading of the site is designed to accommodate the development. Existing grade differentials will be maintained around the perimeter of the site in order to minimize impacts on abutting residential uses. Prior to Site Development permit issuance, the applicant will be required to demonstrate that grading meets City requirements.

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.

12. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

The applicant submitted the application on August 7, 2012 and was deemed complete on October 10, 2012. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

FINDING: Therefore, staff finds that the proposal meets the criterion for approval.

13. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant has submitted the required application materials for review of a Tree Plan Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

SUMMARY OF FINDINGS: For the reasons identified above, staff finds that the Tree Plan approval is supported within the approval criteria findings, noted above, for Section 40.90.15.2.C of the Development Code.

The proposed improvements require the approval of a Design Review Three application DR2012-0087, which is being processed concurrently.

RECOMMENDATION

Based on the facts and findings presented, staff recommends **approval** of **TP2012-0008 (Waterhouse Ridge Memory Care)** subject to the applicable conditions identified in Attachment F and approval of DR2012-0087.

**Code Conformance Analysis
Chapter 60.60 Trees and Vegetation**

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.60.15 Pruning, Removal, and Preservation Standards		
60.60.15.1.A 60.60.15.1.B	No pruning is proposed. Trees that will be impacted by development have been identified for removal.	N/A
60.60.15.2.A 60.60.15.2.B	The proposed tree removal complies with this section (see findings below).	N/A
60.60.15.2.C.1	Forty-nine (49) Community Trees are proposed for removal. Since the trees are not located within a Significant Grove or SNRA, there is not a minimum DBH of surveyed trees that must be preserved on site.	N/A
60.60.15.2.C.2 60.60.15.2.C.3 60.60.15.2.C.4 60.60.15.2.C.5	Preservation areas are not proposed.	N/A
60.60.15.2.C.6	Preservation areas are not proposed.	N/A
60.60.15.2.C.7	No existing trees are proposed to be retained.	N/A
60.60.15.2.C.8	The trees that are proposed to be removed are for the trail development not due to hazardous conditions.	N/A
60.60.20 Tree Protection Standards During Development		
60.60.20.1	The applicant does not propose to retain any of the existing Community Trees on site.	N/A
60.60.25 Mitigation Requirements		
60.60.25	The trees proposed for removal are considered Community Trees and no mitigation is required. The proposal must comply with the applicable design guidelines related to landscaping (see Design Review Three application guideline analysis).	N/A

CONDITIONS OF APPROVAL

Waterhouse Ridge Memory Care (CU2012-0009):

1. Approval of CU2012-0009 is subject to approval of DR2012-0087 and TP2012-0008. (Planning/CP)
2. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site unless otherwise specified in conditions attached to the permit. (Planning/CP)

Waterhouse Ridge Memory Care (DR2012-0087):

1. Approval of DR2012-0087 is subject to approval of CU2012-0009, LD2012-0009 and TP2012-0008. (Planning/CP)

A. Prior to issuance of the site development permit, the applicant shall:

2. Ensure that all associated applications, including Conditional Use, Design Review, Tree Plan and Replat, have been approved and are consistent with the submitted plans. (Planning Division/CP)
3. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
4. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
5. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
6. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, and fire/emergency access driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)

7. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
8. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the 158th Avenue right of way. (Site Development Div./JJD)
9. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
10. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. (For more information, see http://www.tvfr.com/resources/new_construction.aspx) (Site Development Div./JJD)
11. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer meeting the standards set by the City Engineer. The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD)
12. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
13. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
14. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the 2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (For more information and to access the new format, see: <http://www.cleanwaterservices.org/PermitCenter/PermittingProcess/ErosionControl.aspx>) (Site Development Div./JJD)
15. Provide a detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event in addition to any mapped FEMA flood plains and flood ways. (Site Development Div./JJD)
16. Request and obtain the City Building Official's review approval of the proposed private fire service mains (fire line), vault, backflow prevention and Fire Department Connection (FDC). (Site Development Div./JJD)
17. Provide plans showing a Contech Inc., Stormfilter system (for treatment of the site's piped surface water runoff) with a minimum equivalent of 3.0 cartridges per tributary impervious acre for those areas so proposed to be treated. (Site Development Div./JJD)
18. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total on the site. Specific types of impervious area

totals, in square feet, shall be given for buildings, parking lots/driveways, sidewalk/pedestrian areas, storage areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area. (Site Development Div./JJD)

19. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
20. Provide evidence that the new driveway and street intersections meet City requirements for intersection sight distance. No obstructions shall be placed within the driveway or street intersection sight vision triangle, except as provided by City Ordinance. New intersections shall meet sight distance criteria in the City's Engineering Design Manual. (LGP/Transportation)
21. Obtain a Washington County Facilities Permit for all work in the 158th Avenue right of way. (LGP/Transportation)
22. Submit plans showing:
 - a. Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1) *Full requirement modified due to fire alarm and sprinkler system.* (TVF&R/JF)
 - b. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (12 feet for up to two dwelling units and accessory buildings), and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where fire apparatus roadways are less than 26 feet wide, "NO PARKING" signs shall be installed on both sides of the roadway and in turnarounds as needed. Where fire apparatus roadways are more than 28 feet wide but less than 32 feet wide, "NO PARKING" signs shall be installed on one side of the roadway and in turnarounds as needed. Where fire apparatus roadways are 32 feet wide or more, parking is not restricted. (OFC 503.2.) *The fire lane will be required to have both signage and painted curbing. A minimum vertical clearance is required under the porte-cochere of no less than 13'-6."* (TVF&R/JF)
 - c. Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6) *Signage required.* (TVF&R/JF)
 - d. Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight).

You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (OFC D102.1) *This includes the mountable traffic control "pork chop."* (TVF&R/JF)

- e. The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & 103.3) *All fire department access roadways must meet this requirement. The mountable "pork chop" will need to be as low profile as possible. Fire apparatus have many essential appurtenances underneath them. Therefore; this approval is subject to TVF&R apparatus doing a drive through and drive over of the "pork chop" prior to final inspection. TVF&R will not endorse final approval if traversing the fire lanes either slows response or will cause damage to apparatus.* (TVF&R/JF)
 - f. Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (OFC 503.3) *Painted curbs will be required.* (TVF&R/JF)
 - g. The required fire flow for the building shall not exceed 3,000 gallons per minute (GPM) or the available GPM in the water delivery system at 20 psi, whichever is less as calculated using IFC, Appendix B. A worksheet for calculating the required fire flow is available from the Fire Marshal's Office. (OFC B105.3) *Please provide a current fire flow test of the nearest fire hydrant demonstrating available flow at 20 psi residual pressure as well as fire flow calculation worksheets. Please forward copies to both TVF&R as well as Washington County Building Services. Fire flow calculation worksheets as well as instructions are available on our web site at www.tvfr.com.* (TVF&R/JF)
 - h. A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDCs shall be located on the same side of the fire apparatus access roadway and or drive aisle. FDCs shall normally be remote except when approved by the fire code official. Fire sprinkler FDCs shall be plumbed to the fire sprinkler riser downstream of all control valves. Each FDC shall be equipped with a metal sign with 1 inch raised letters and shall read, "AUTOMATIC SPRINKLERS OR STANDPIPES" or a combination thereof as applicable. (OFC 912.2) *FDC's must be on the same side of the fire department access roadway as the hydrants.* (TVF&R/JF)
 - i. Approved fire apparatus access roadways and firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 1410.1 & 1412.1) (TVF&R/JF)
 - j. A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1) (TVF&R/JF)
 - k. Fire protection equipment shall be identified in an approved manner. Rooms containing controls for HVAC, fire sprinklers risers and valves or other fire detection, suppression or control features shall be identified with approved signs. (OFC 509.1) (TVF&R/JF)
 - l. The angles of approach and departure for fire apparatus roads shall not exceed 8 Degrees. (OFC 503.2.8, NFPA 1901) (TVF&R/JF)
23. Record with Washington County Survey Division the dedication of additional right-of-way to provide 49 feet from centerline of NW 158th Avenue and the provision of a non-access

reservation along NW 158th Avenue frontage, except at the access approved in conjunction with this application. (Wa.Co./NV)

24. Submit to Washington County Public Assurance the completed Design Option form, \$1500 Administration Deposit, a copy of the City's land use approval, evidence that necessary documents have been recorded, preliminary certification of adequate site distance for each access point, and three sets of engineering plans for construction of public improvements. (Wa.Co./NV)

25. Obtain a Washington County Facility Permit upon receiving Engineering Division approval and provide a financial assurance for the construction of public improvements. (Wa.Co./NV)

B. Prior to building permit issuance, the applicant shall:

26. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)

27. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)

28. Pay a storm water system development charge (overall system conveyance) for each ESU (equivalent surface unit; NOTE: The development is eligible for system development charge credits at the rate of one ESU per each single family home demolished, as administered by the City Building Official and City Utilities Engineer). (Site Development Div./JJD)

29. Provide proof of recording the necessary documents associated with the lot consolidation with Washington County Records, including any necessary easement quit claim deeds and a filed survey consistent with the approved site plan.

C. Prior to final occupancy of any building permit, the applicant shall:

30. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)

31. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)

32. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)

33. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)

34. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)

35. The proposed project shall comply with the State of Oregon Building Code in effect as of date of application for the building permit. This currently includes the following: The 2009 edition of the International Building Code as published by the International Code Conference and

amended by the State of Oregon (OSSC); The 2009 edition of the International Residential Code as published by the International Code Conference and amended by the State of Oregon (ORSC); 2009 International Mechanical Code as published by the International Code Council and amended by the State of Oregon (OMSC); the 2009 edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and amended by the State of Oregon (OPSC); the 2011 edition of the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon; and the 2009 International Fire Code as published by the International Code Council and amended by Tualatin Valley Fire and Rescue (IFC).

36. A demolition permit is required for the removal of the existing building(s). A plumbing permit is required for removal, abandonment and capping of a septic tank or sewer line. If a septic tank exists, it shall be pumped out and filled in with sand or gravel or completely removed. An inspection shall be obtained from the plumbing inspector after the tank is filled or removed. A copy of the receipt from the pumping company shall be provided. If the building is connected to the public sanitary sewer system, the building's sewer shall be capped off at the property line and inspected by the plumbing inspector. (BC 8.02.035, Section 105, OSSC; Section 722, OPSC) The removal of existing buildings on the property may provide credits towards some system development (SDC) fees such as water, sanitary sewer, impervious surface, and traffic.
37. The City offers phased permits, for foundation/slabs, structural frame, shell and interior build-out (TI). An applicant desiring to phase any portion of the project must complete the Tri-County Commercial Phased Project Matrix or each phased portion. This form is available at the Building Division counter or may be printed from the Forms/Fee Center at www.beavertonoregon.gov Note: Except private site utilities (potable water, sanitary and storm sewer lines), Excavation and Shoring, Site Utilities and Grading are not permits issued by the Building Division and therefore are not part of the City's phased permit process.
38. Plan submittals may be deferred as outlined in the Tri-County Deferred Submittals list. Each deferred submittal shall be identified on the building plans. This list is available at the Building Division counter or may be printed from the Forms/Fee Center at www.beavertonoregon.gov. Permit applicants are responsible for ensuring that deferred plan review items listed on the plans are submitted for approval well in advance of the need to begin work on that portion of the project (anticipate a minimum of three weeks plan review turnaround time for tenant improvement and six weeks plan review turnaround for new construction projects). No work on any of the deferred items shall begin prior to the plans being submitted, reviewed and approved.
39. Unless they are identified as a deferred submittal on the plans, building permits will not be issued until all related plans and permits have been reviewed, approved, and issued (i.e., mechanical, plumbing, electrical, fire sprinkler systems, fire alarm systems, etc. (City policy)
40. Projects involving new buildings and additions are subject to System Development fees. A list of the applicable fees is available at the Building Division counter or may be printed from the Forms/Fee Center at www.beavertonoregon.gov.
41. The building code plans review can run concurrent with the Design Review (DR) and site development review.
42. A separate plumbing permit is required for installation of private on-site utilities (i.e., sanitary sewer, storm sewer, water service, catch basins, etc. If the applicant desires to install those

types of private utilities during the same period as the "Site Development" work, a separate plumbing application must be submitted to the Building Services Division for approval.

43. Any businesses related to food preparation are required to have a grease trap/interceptor. Type, size and service are determined by the City on a case by case basis. Please contact the Fats/Oil/Grease (FOG) specialist for requirements (503) 526-3701.
44. The proposed building(s) shall be accessible to persons with disabilities. (Chapter 11, OSSC)
45. The applicant should be aware that food service operations are required to be reviewed and approved by the Washington County Health Department for applicable health regulations. For more information, contact the Washington County Health Department at (503) 846-8722.
46. Obtain a Finaled Washington County Facility Permit, contingent upon the completion of road improvements and submittal of final certification of adequate sight distance. (Wa.Co./NV)

D. Prior to release of performance security, the applicant shall:

47. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
48. Submit any required on-site easements not already dedicated on the plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
49. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the private storm water treatment facilities, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./JJD)
50. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the vegetation within the rain garden areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Planning Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Planning Director prior to release of the security. (Site Development Div./JJD)
51. Provide evidence satisfactory to the City of a post-construction cleaning, maintenance, and filter recharge/replacement for the site's proprietary storm water treatment system by CONTECH or other qualified maintenance provider as determined by the City Engineer. (Site Development Div./JJD)

Waterhouse Ridge Memory Care (LD2012-0009):

A. Prior to approval of the final plat consolidating the lots, the applicant shall:

1. Show granting of any required on-site easements on the partition plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing and proposed site improvements. (Site Development Div./JJD)
2. Shall obtain City Planning Director and City Engineer signature approvals by providing the City with a copy of documentation that this single parcel plat has been prepared in a format acceptable with Washington County Surveyor's and Land Record Office with City Signature Blocks. (Planning/CP)
3. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning Division/CP)

Waterhouse Ridge Memory Care (TP2012-0008):

1. Approval of TP2012-0008 is subject to approval of DR2012-0087. (Planning/CP)